

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

In re:)	Chapter 11 Case No. 20-10334-TPA
)	RELATED TO DOCUMENT NO. 294
JOSEPH MARTIN THOMAS,)	
Debtor.)	

In re:)	Chapter 11 Case No. 21-10118-TPA
)	RELATED TO DOCUMENT NO. 28
2374 VILLAGE COMMON DRIVE, LLC,)	
Debtor.)	

JOSEPH MARTIN THOMAS, and 2374 VILLAGE COMMON DRIVE, LLC,)	
Movants,)	DATE AND TIME OF HEARING:
)	April 28, 2021 @ 11:00 a.m.
vs.)	
)	
WELLS FARGO BANK, NATIONAL)	RESPONSE DEADLINE:
ASSOCIATION; UNITED STATES OF AMERICA,)	April 21, 2021
SMALL BUSINESS ADMINISTRATION; ERIE)	
COUNTY TAX CLAIM BUREAU; MILLCREEK)	
TOWNSHIP TAX COLLECTOR; UNITED)	
STATES OF AMERICA, INTERNAL REVENUE)	
SERVICE; COMMONWEALTH OF)	
PENNSYLVANIA, DEPARTMENT OF)	
REVENUE; TIAA COMMERCIAL FINANCE,)	
INC.; NORTHWEST SAVINGS BANK, NOW)	
KNOWN AS NORTHWEST BANK; CORE ERIE)	
MOB, L.P.; and JOSEPH C. KRAMER,)	
Respondents.)	
)	
)	
)	

PROOF OF PUBLICATION

Please find attached the Proof of Publication received from *Erie Times News*.

Respectfully submitted,

THE QUINN LAW FIRM

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REFERENCE: 130799 429973
BANKRUPTCY SALE NOTICE United States

STATE OF PENNSYLVANIA)
COUNTY OF ERIE) SS:

Lorri Stefanelli, being duly sworn, deposes and says that: (1) he/she is a designated agent of the Times Publishing Company (TPC) to execute Proofs of Publication on behalf of the TPC; (2) the TPC, whose principal place of business is at 205 W. 12th Street, Erie, Pennsylvania, owns and publishes the Erie Times-News, established October 2, 2000, a daily newspaper of general circulation, and published at Erie, Erie County Pennsylvania; (3) the subject notice or advertisement, was published in the regular edition(s) of said newspaper on the date(s) referred to below. Affiant further deposes that he/she is duly authorized by the TPC, owner and publisher of the Erie Times-News, to verify the foregoing statement under oath, and affiant is not interested in the subject matter of the aforesaid notice or advertisement, and that all allegations in the foregoing statement as to time, place and character of publication are true.

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BANKRUPTCY SALE NOTICE
United States Bankruptcy Court,
Western District of Pennsylvania
In Re: 2374 VILLAGE COMMON
DRIVE LLC
CASE NO. 21-10118 TPA
Asset to be Sold: State of the art
medical building located at 2374
Village Common Drive, Erie,
Pennsylvania, Tax Index No. 33-
123-418.0-034.00
In Re: JOSEPH MARTIN THOMAS
CASE NO. 20-10334 TPA
Asset to be Sold: Adjacent Vacant
Land, Lot 15, (2368) Village Com-
mon Drive, Erie, Pennsylvania,
Tax Index No. 33-123-418.0-
034.01
Date of Sale: April 28, 2021 at
11:00 a.m. to be held via the
Zoom Video Conferencing Appli-
cation. See Bid Procedures for
more details.
Objections to Sale Due By: April
21, 2021.
Initial Offer: \$3,150,000.00
Higher and better offers will be con-
sidered at the hearing from Qual-
ified Bidders. See Bid Procedures
for requirements.
Contact Person: Michael P. Krusze-
wski, Esquire
The Quinn Law Firm
2222 West Grandview Blvd.
Erie, PA 16506
(814)833-2222
mkruszewski@quinnfirm.com
Further information regarding this
sale may be found on the Court's
EASI Website: <http://www.pawb.uscourts.gov/easi.htm>.
(4-429973-NT-5)

Sworn to and subscribed before me this 7th day of April 2021

Affiant: Lorri Stefanelli

NOTARY: Barbara J. Moore

Commonwealth of Pennsylvania - Notary Seal
Barbara J. Moore, Notary Public
Erie County
My commission expires March 23, 2024
Commission number 1114860
Member, Pennsylvania Association of Notaries